PP APPROVAL RECORD

Planning Permission

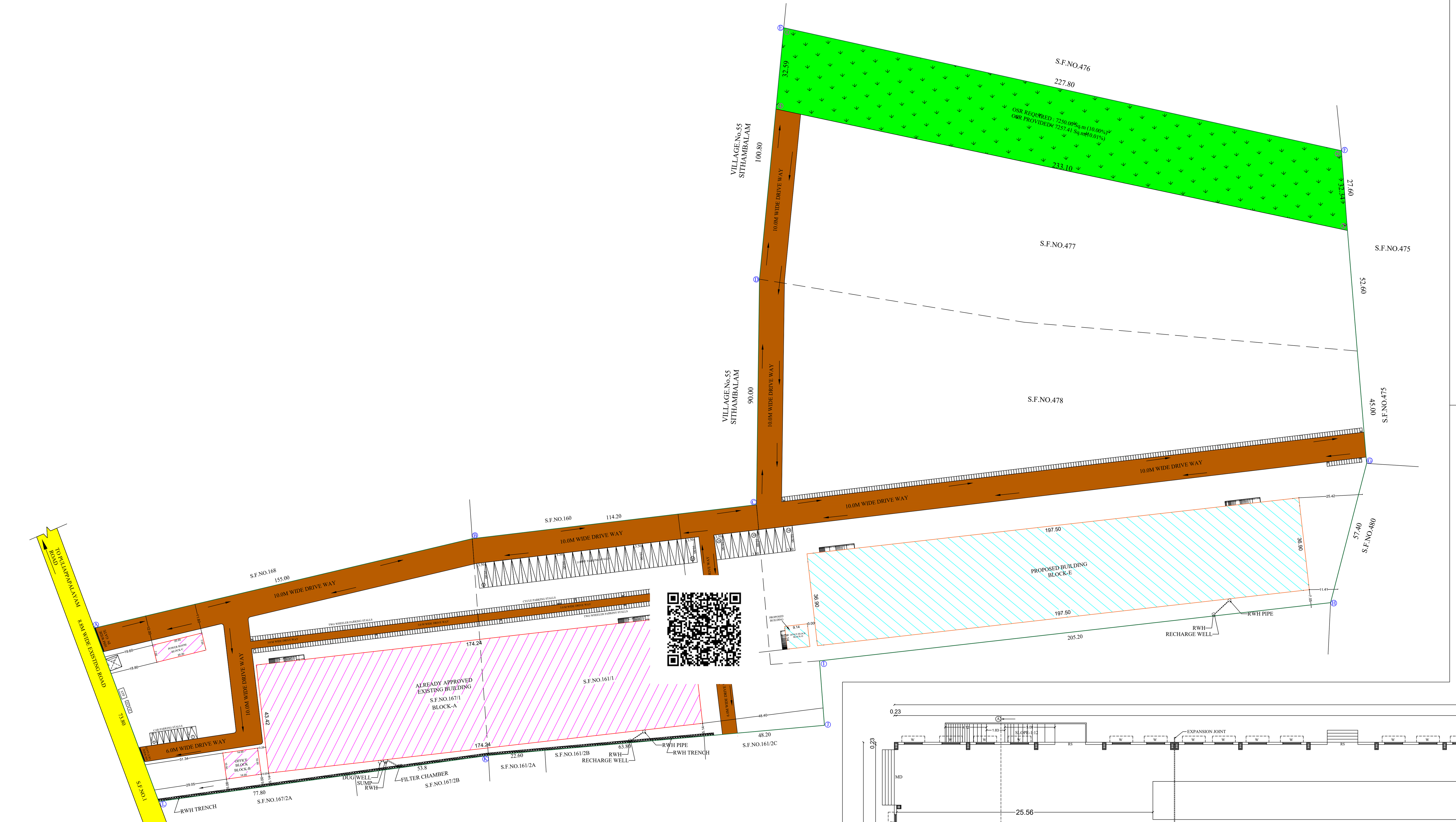
Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building Plan

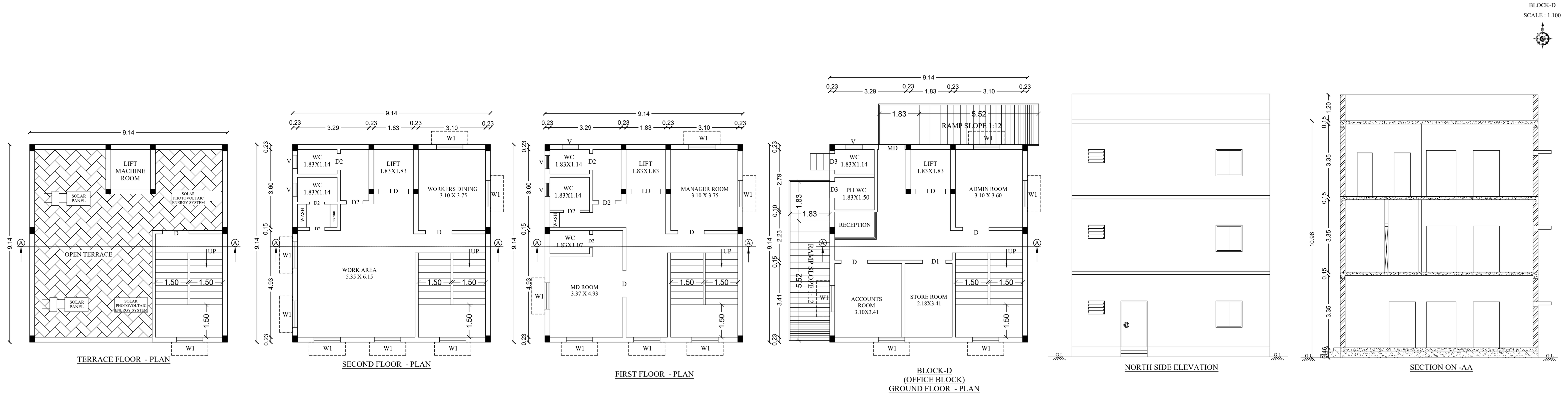
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

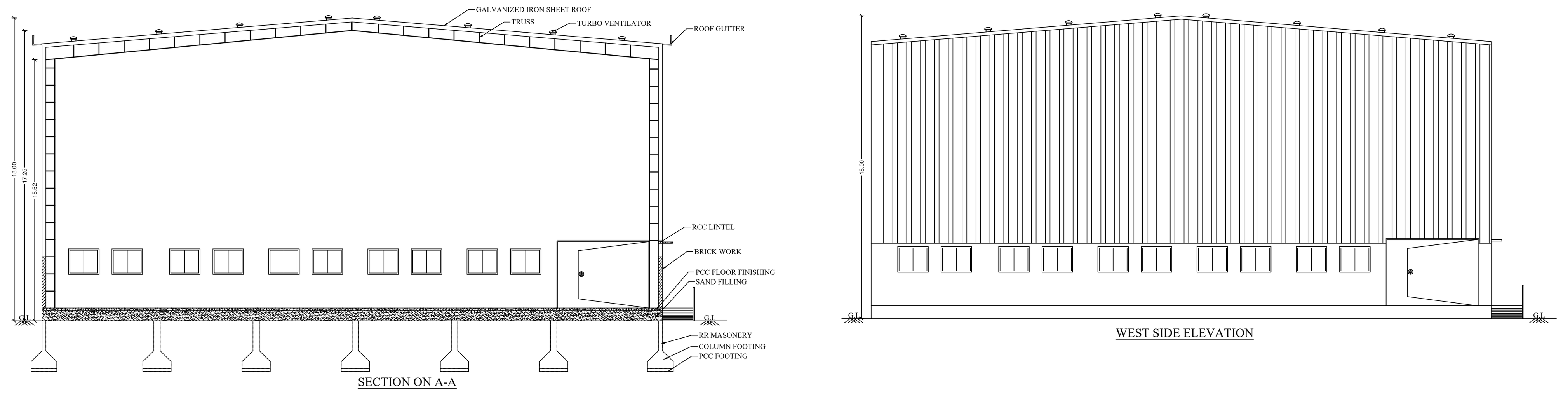
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



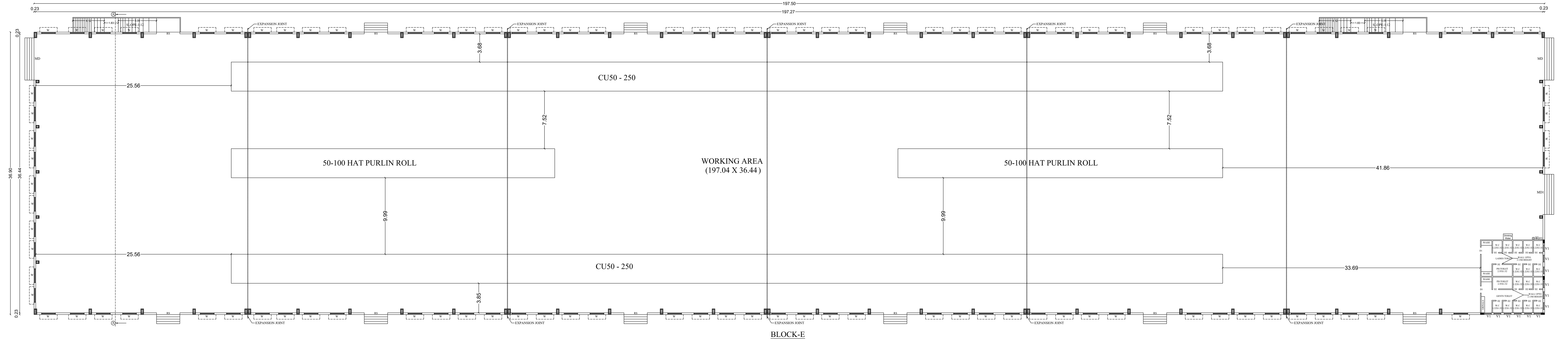
SITE PLAN
SCALE 1 : 600



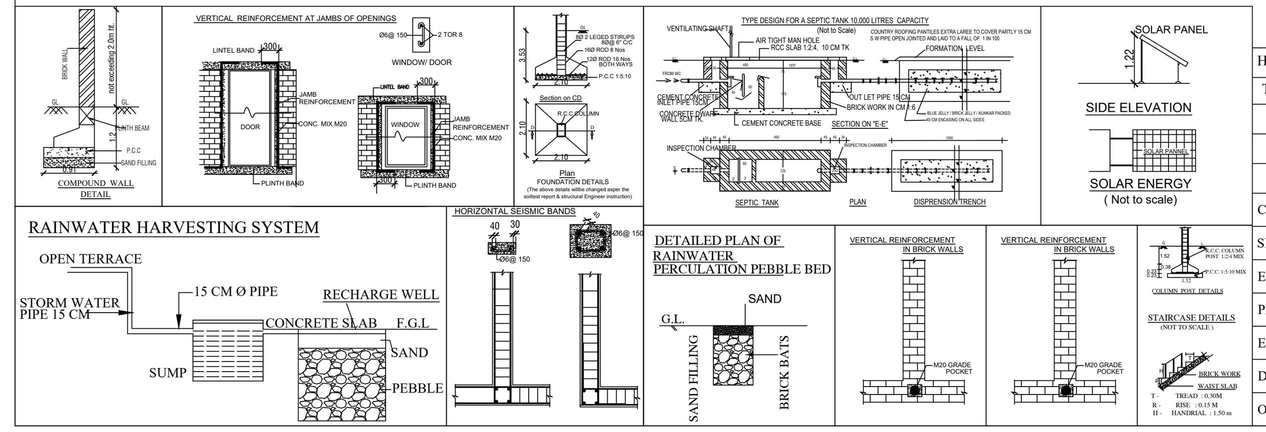
BLOCK-D
SCALE : 1.100



BLOCK-E
SCALE : 1.100



BLOCK-E
GROUND FLOOR PLAN



HEIGHT OF THE BUILDING : 17.25 M	
TOTAL NO.OF.WORKERS	200
MALE	125
FEMALE	75
TOTAL HP PROVIDED	600 HP

COLOR INDEX

SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
EXISTING BUILDING	
DRIVE WAY	
OSR	

SITE AND DETAILED PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF GALVANIZED IRON SHEET ROOF AND RCC ROOF OF BLOCK-D HAVING GROUND FLOOR+TWO FLOORS AND BLOCK-E HAVING GROUND FLOOR OF FURNITURE MANUFACTURING INDUSTRY (GREEN CATEGORY) BUILDING WITH 600.00 HP IN **S.F.No:161/1, 167/1** AT SITRAMBALAM AND **477, 478** ELAVANTHI VILLAGE PANCHAYAT UNION , PALLADAM TALUK, TIRUPPUR DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/211908/2024

NAME OF THE APPLICANT :
ZARON INDUSTRIESS BY ITS ,MANAGING PARTNERS,
Mr.D.VISHNU S/O DHAMOTHARASAMY
Mr.V.NIVIN S/O Mr.D.VISHNU
Mr.V.NILESH S/O Mr.D.VISHNU

AREA DETAILS :

AS PER PATTA - 72500.00 Sq.m
AS PER DOCUMENT - 72458.96 Sq.m (or) 17.9050 acre
AS PER SUPER IMPOSED SITE AREA - 73060.98 Sq.m

ALREADY APPROVED :
1) A.D TIRUPPUR DTCP.ROC NO: 2882/2022, DATED:12.08.2022
2) DIRECTOR OF TOWN AND COUNTRY PLANNING , CHENNAI SWP/BPA/060700/2023 (B.P/DTCP NO: 480/2023) DATED:18.12.2023
3) TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING PERMISSION NUMBER : 01/2024 DATED 04/01.2024

	AREA AS PER APPROVED PLAN (SQ.M)			PROPOSED ADDITIONAL BUILDING (SQ.M)			EXISTING AND PROPOSED ADDITIONAL AREA(SQ.M)		
	FSI	NON FSI	TOTAL	FSI	NON FSI	TOTAL	FSI	NON FSI	TOTAL
EXISTING BUILDING									
BLOCK-A (MAIN BUILDING-1)									
GROUND FLOOR	7565.50	-	7565.50	-	-	-	7565.50	-	7565.50
BLOCK-B (OFFICE BLOCK)									
GROUND FLOOR	147.00	-	147.00	-	-	-	147.00	-	147.00
BLOCK-C (POWER ROOM)									
GROUND FLOOR	141.40	-	141.40	-	-	-	141.40	-	141.40
PROPOSED BUILDING									
BLOCK-D (OFFICE ROOM)									
GROUND FLOOR	-	-	-	83.54	-	83.54	83.54	-	83.54
FIRST FLOOR	-	-	-	83.54	-	83.54	83.54	-	83.54
SECOND FLOOR	-	-	-	83.54	-	83.54	83.54	-	83.54
TERRACE FLLOR	-	-	-	-	23.20	23.20	-	23.20	23.20
BLOCK-E (MAIN BUILDING -2)									
GROUND FLOOR	-	-	-	7287.75	-	7287.75	7287.75		7287.75
GRAND TOTAL	7853.90	-	7853.90	7538.37	23.20	7561.57	15392.27	23.20	15415.47

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{15392.27}{72458.96} = 0.21 < 1.5$$

HEIGHT OF THE BUILDING : 17.25

OSR DETAILS:

REQUIRED FOR OSR	PROVIDED FOR OSR
7250.00 Sq.m (10.00%)	7257.41 Sq.m (10.01%)

Parking Area Description	Area	Required	Provided
1 Car space for every 100 Sq.m of office floor area	416.05	5	12
1 two wheeler space for every 50 Sq.m of workshop floor area	14976.22/50	300	305
1 Cycle space for every 50 Sq.m of workshop floor area	14976.22/50	300	304
1 Lorry space for every 500 Sq.m of workshop floor area	14976.22/500	30	34

MACHINERY DETAILS

NAME	NUMBERS	HP	TOTAL
PURLIN PROFILE MACHINE	2	200.00	400.00
PURLIN ROLL MACHINE	1	100.00	100.00
COLD ROOL SEAM MACHINE	1	100.00	100.00
TOTAL HP			600.00

JOINERY DETAILS

SYMBOL	DESCRIPTION	IN METER
MD	MAIN DOOR	5.48 X 4.00
MD1	MAIN DOOR -1	5.25 X 4.00
RS	ROLLING SHUTTER	3.05 X 3.00
RS1	ROLLING SHUTTER-1	2.44 X 2.13
DD	DOUBLE DOOR	3.05 X 2.13
D	DOOR	1.22 X 2.13
D1	DOOR-1	0.91 X 2.13
D2	DOOR-2	0.76 X 2.13
W	WINDOW	1.83 X 1.22
V	VENTILATOR	1.22 X 0.76
V1	VENTILATOR-1	0.91 X 0.76

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural Engineer - 016/RSE II
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor), Stanes Road 4th Street, Avinashi Main Road, Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

For ZARON INDUSTRIESS
Partner

APPLICANT

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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Services we run for you
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The LandLens suite
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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.